

**TOWN OF KENDALL PLANNING BOARD  
MEETING MINUTES**

**Tuesday, July 23, 2024 at 7:00 p.m.**

ROLL CALL:	Chairman Bruce Newell	- present
	Jeff Conte	- absent
	Phil D’Agostino	- present
	Jon Gainer	- excused
	Mindy Zyra	- present
	Andrew Kludt, Alt.	- absent

Also present: Nathaniel Gustke, 1250 Center Rd., Kenneth and Janet Root, 1213 Center Rd, Town Board Liaison Jennings and Recording Secretary Bakutis.

Chairman Newell called the meeting to order 7:02 p.m.

Chairman Newell and the board started the review of the application because the public hearing cannot start until 7:05 p.m.

**PUBLIC HEARING FOR A HOME BUSINESS – TAX ID #10.-1-18.1**

Chairman Newell opened the Public Hearing at 7:05pm. He read the public notice:

Notice is hereby given that a public hearing will be held by the Planning Board of the Town of Kendall on Tuesday, July 23, 2024 at 7:05 p.m. at the Kendall Town Hall, 1873 Kendall Road, to consider the application of Nathaniel Gustke, 1250 Center Road, Tax ID #10.-1-18.1. Property is zoned Residential Agriculture (RA). Applicant requests a special use permit and site plan review for a home business. All persons wishing to speak will be heard at this time. A copy of the application is available for review at the Town of Kendall Clerks Office.

Chairman Bruce Newell  
Town of Kendall Planning Board

No public comment.

Chairman Newell closed the public hearing at 7:15 p.m.

Chairman Newell and the board completed their review of the Home Business and Site Plan Application.

Chairman Newell proposed to the board that the Special Use Permit and Site Plan for the home business be contingent on acceptance of the County Planning Boards review and feedback.

Mindy Zyra motioned to approve Nathaniel Gustke’s application for a Special Use Permit and Site Plan for his home business contingent on the County Planning Boards review of set documents and their determination, seconded by Phil D’Agostino. All in favor.

**OLD/ACTIVE BUSINESS:**

Chairman Newell briefed board members on the following:

- a) Chairman Newell checked on the status of the Farm and Ag Plan and Comprehensive Master Plan and has nothing to report at this time.
- b) New Building at Jurzysta's Sawmill – Ryszard is applying for a 20-foot setback variance for construction of a new building.

**CODE ENFORMCENMENT UPDATE:**

No new business.

**TOWN BOARD UPDATE:**

- Town Board Liaison Jennings informed the board emergency calls within the seven towns of Orleans County will be covered by Monroe Ambulance. Proposals had been sent out and two came in, it will take a couple of weeks for the details to get worked out, when we get a report back from the town attorney on the analysis of the proposal the board can consider it further and figure what the cost will look like.
- Clean Energy Update.
- Sewer Update – The engineering firm is mapping out where the pipes ought to go and they are staking out the properties. The town can then submit the final request for marketing to the USDA. Waiting on Senator Schumer regarding the grant the town applied for, Liaison Jennings feels it looks promising.
- Liaison Jennings is requesting the planning board revisit the existing zoning laws regarding properties south of the parkway with larger lakefront and lakeview lots. In some instances, he feels not all lots should have to adhere to the current zoning laws due to the size of the lots.

**PUBLIC COMMENT:**

Mr. and Mrs. Kenneth Root of 1213 Center Road had some questions regarding the Home Business on Center Road for Nathaniel Gustke, and they apparently thought the time of the hearing was scheduled for 7:30 p.m., the neighbor notice mailed to them said the time of the public hearing was 7:05 p.m. The board answered their questions.

**APPROVAL OF MINUTES:**

No prior minutes to review due to Recording Secretary Bakutis being out of town.

**COUNTY PLANNING BOARD UPDATE:**

None

**ADJOURNEMENT:**

Mindy Zyra made a motion to adjourn, seconded by Jon Gainer. All in favor. Meeting adjourned at 7:38 p.m.

**NEXT MEETING:**

Tuesday, August 27, 2024 at 7:00 p.m.

Meeting date rescheduled to Tuesday, August 13, 2024 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis  
Recording Secretary